



State of Utah

Division of Facilities Construction and Management
4110 State Office Building Salt Lake City, Utah 84114-1002
Phone: 801-538-3018 Fax: 801-538-3267

ADDENDUM No. 2

Project Name: **Cannon Health Building Elevator Modernization**
DFCM Project No: **05060390**
From: **Bill Bowen**
To: **Contractors**
Date: **June 9, 2005**

1. **The Bid Opening time has been changed to 2:30 PM (same date).**
2. The Agreement and General Conditions that were incorporated into the RFP are hereby replaced with the Agreement and General Conditions dated May 25, 2005. These documents along with a document entitled Revisions to General Conditions which identifies the changes made to the General Conditions are available on DFCM's web site at <http://dfcm.utah.gov>
3. For engineering and design work, existing "as-built" drawings for the Cannon Health Building will be provided to the successful contractor.
4. Any building modifications involving architectural, structural, electrical, mechanical, etc. will require engineered design documents, stamped by the appropriate design professional.
5. The DFCM Elevator Maintenance Requirements is attached for your information.

Contractor Questions:

1. Are the elevators connected to stand-by power?
NO.
2. Are ventilation systems connected to stand-by power?
NO.
3. Can existing stand-by power source handle (new) HVAC load?
UNKNOWN, THERE IS NO STAND-BY POWER SOURCE ASSOCIATED WITH THE ELEVATORS.
4. Are drip pans below existing roof drains adequate?
YES, IF THE CONTRACTOR IS ABLE TO OBTAIN A VARIANCE FROM THE STATE ELEVATOR INSPECTOR.
5. Will the Contractor be required to relocate drains?
YES, IF REQUIRED BY THE STATE ELEVATOR INSPECTOR.
6. Will a new enclosure be required around existing shaft vents through the machine room?
YES, IF REQUIRED BY CODE.



State of Utah

Division of Facilities Construction and Management
4110 State Office Building Salt Lake City, Utah 84114-1002
Phone: 801-538-3018 Fax: 801-538-3267

7. If cheaper, is fire wrap ok?
YES, IF ALLOWED BY CODE.
8. The State should clarify that mechanical cooling will be required for solid state equipment.
THIS REQUIREMENT WAS STATED IN THE RFP – CONTRACTOR TO PROVIDE ALL NECESSARY HVAC FOR ELEVATOR MACHINE ROOMS AS REQUIRED BY CODE, EQUIPMENT HEAT LOADS, ETC.
9. Does the State require an existing building automation system monitor elevator machine room temperature or HVAC fault or alarm condition?
NO MONITORING WILL BE REQUIRED.
10. Are the State Elevator Inspector's fees to be paid by the Contractor or the State of Utah?
THESE FEES ARE TO BE PAID BY THE CONTRACTOR.
11. At present, the existing elevator feeders have NO ground wire. Is a ground wire required?
YES, IF REQUIRED BY CODE.
12. Are there heat detectors and smoke detectors in the elevator pit?
UNKNOWN, CONTRACTOR SHOULD FIELD VERIFY AND INSTALL IF REQUIRED BY CODE.
13. Is there a GFI outlet in the elevator pit?
UNKNOWN, CONTRACTOR SHOULD FIELD VERIFY AND INSTALL IF REQUIRED BY CODE.
14. Are there heat detectors and smoke detectors in the shaft?
YES.

End of Addendum Number 2

**CANNON HEALTH BUILDING
ELEVATOR MAINTENANCE REQUIREMENTS FOR MODERNIZATION / UPGRADE PROJECT
PLUS 1-YEAR WARRANTY PERIOD**

Description of Work

Company shall supply trained, qualified, and technically skilled journeymen directly employed and supervised by Company. All supervision, installed repair parts, consumable materials, equipment, tools, and each and every item of expense necessary for elevator maintenance, including all preventative maintenance, repairs, or parts and trouble call service for the modernization / upgrade project plus the 1-year warranty period.

The Four (4) Elevators covered under these maintenance requirements are located at the Cannon Health Building, 288 N. 1460 West, Salt Lake City, Utah.

Elevator #1	Elevator Type:	Cable Freight Elevator
	Capacity:	3500 lbs
	Number of Landings/Openings:	4/4
	Speed:	FPM
	Manufacturer:	U.S. Elevator
Elevator #2	Elevator Type:	Cable Passenger Elevators
	Capacity:	2500 lbs
	Number of Landings/Openings:	4/4
	Speed:	FPM
	Manufacturer:	U.S. Elevator
Elevator #3	Elevator Type:	Cable Passenger Elevator
	Capacity:	2500 lbs
	Number of Landings/Openings:	4/4
	Speed:	FPM
	Manufacturer:	U.S. Elevator
Elevator #4	Elevator Type:	Cable Passenger Elevator
	Capacity:	2500 lbs
	Number of Landings/Openings:	4/4
	Speed:	FPM
	Manufacturer:	U.S. Elevator

Contract Specifications

Regularly and systematically examine, adjust, lubricate, clean and, when conditions warrant, repair or replace the following items and all other mechanical or electrical equipment:

Traction Elevators

1. Machine: Worm, gear, thrust bearings, lateral bearings, shaft bearings, drive sheave, and other machine components.
2. Brake pulley, brake coil, brake pins, brake contacts, linings and other brake components.
3. Motor and motor generator: Motor windings, rotating elements, commutators, brushes, brush holders, bearings field coils, rotators, stator slip rings.
4. Controller and dispatching equipment: All components including all relays solid state components, resistors, condensers, transformers, contacts, leads, computer devices, mechanical or electrical driving equipment, coils magnet frames, contact switch assemblies, springs, solenoids, resistance grids, hoistway vanes, magnets and inductors.

5. Governor: Including governor sheave, shaft assembly gears, bearing contacts, jaws and pit tension assembly.
6. Sheaves: Including defector sheaves, shafts, bearings, grease retainers, contacts and hold down devices.
7. Hoistway door interlocks or locks and contacts, hoistway door hangers, tracks, bottom door gibs, cams and rollers.
8. Hoistway limit switches, slowdown switches, leveling switches and associated cams, vanes and electronic components.
9. Guide shoes including rollers.
10. Automatic power operated door operators, door protective devices, car door hangers, tracks and car door contacts.
11. Traveling cables.
12. Elevator control wiring in hoistway and machine room.
13. Hoist cables, governor cables, compensating chains, including adjustment of tension on all cables.
14. Car safety mechanism and load weighing equipment.
15. Buffers.
16. Fixture contacts, pushbuttons, key switches, locks, lamps and sockets or button stations (car and hall), hall lanterns, position indicators, direction indicators.
17. The guide rails shall be kept free of rust and dry.
18. Examine all safety devices and governors, and conduct an annual no load test, and every fifth year perform a full load, full speed test of safety mechanism, overhead speed governors, car and counterweight buffers. The car balance shall be checked and governor set. If required, the governor shall be calibrated and sealed for proper tripping speed. All tests shall be performed in accordance with provisions of the American National Standard, Safety Code for Elevators and Escalators (ANSI/ASME A17.2), current edition.
19. Furnish lubricants compounded specifically for elevator usage.

The Contractor will be financially responsible for the job they do and DFCM will call for damages for extended shutdowns or repeated shutdowns. If there is more than two shutdowns for the same reason within a one month period, there will also be a \$300 charge.

Exclusions to this Contract

The Elevator Contractor shall not be required to install new attachments on the elevator whether or not recommended or directed by insurance companies or by governmental authorities, nor make any replacements with parts of a different design. The Contractor shall not be required to make renewals or repairs necessitated by reason of negligence or misuse of the equipment or by reason of any other cause beyond the Contractor's control except ordinary wear and tear unless the Contractor receives just compensation.

The Elevator Contractor shall not be responsible for the following items of elevator equipment: car enclosure (including removable panels, door panels, hung ceilings, light diffusers, light tubes and bulbs, handrails, and carpets), hoistway enclosure, hoistway doors, frames and sills.

All work is to be performed during regular working hours of regular working days. Emergency calls shall be answered at all hours of the day or night. Should overtime work be required, DFCM will pay only the actual amount of the premium portion of the wage, the Contractor will pay the basic hourly rate.

The Contractor shall check the group dispatching systems and make necessary tests to insure that all circuits and time settings are properly adjusted, and that the system performs as designed and installed.

The Contractor shall keep the elevator maintained to operate at the original contract speed, keeping the original performance times, including acceleration and retardation as designed and installed by the manufacturer. The door operation shall be adjusted as required to maintain the original door opening and door closing times, within legal limits.

DFCM reserves the right to make a thorough inspection and test as and when deemed advisable. If it is found that the elevator and associated equipment are deficient either electrically or mechanically, the Contractor will be notified of these deficiencies in writing, and it shall be his responsibility to make corrections within 30 days, DFCM may terminate the contract and employ a Contractor to make the corrections at the original Contractor's expense.

Approximately six months prior to the end of the contract term, DFCM will make a thorough maintenance inspection of all elevators covered under the contract. At the conclusion of this inspection, DFCM shall give the Contractor written notice of any deficiencies found. The Contractor shall be responsible for correction of these deficiencies within 30 days after receipt of such notice.

Parts Inventory Requirements

Contractor agrees to the following requirements and authorization of parts used.

1. One complete set of all diagnostic tools and equipment required for the complete maintenance of all aspects of the control and dispatch system and solid-state motor drive units. The diagnostic system shall be an integral part of the controller and provide user-friendly interaction between the serviceman and the controls. All such systems shall be free from secret codes and decaying circuits that must be periodically reprogrammed by the manufacturer.
2. All parts need to be readily available within five (5) working days.
3. Major Components Parts (Electrical): If Company does not have motor and generator armatures, or should field coils and armatures be rewound or repaired by a qualified motor rewind shop, Company must cause the repairs to be completed within two (2) working days, or less.
4. Major Components Parts: If Company does not have machine gears, frames, sheaves, cabs, rails, and similar mechanical components in stock, they must provide DFCM within two working days. If this exceeds two working days, the Company will need to supply DFCM with the source for the repair or replacement, as well as, the approximate schedule to complete the repairs.
5. Special Electrical Parts: Company acknowledges that elevator control systems contain solid state printed circuit modules. Company agrees to maintain in inventory, a sufficient amount of modules and component parts to replace and or repair any of these units should failure occur. SCR Drive Components are to be inventoried in Companies warehouse.
6. Job Site Elevator Inventory: Company will maintain a supply of contacts, coils, generator and motor brushes, car and hall pushbuttons, lantern gongs, door detectors, safety edges, photo eyes, lubricants, wiping cloths, and minor parts in each elevator machine room, properly stored in a approved parts cabinet.
7. Spare Parts Inventory: Company will maintain a supply of genuine Original Equipment Manufacturer's replacement parts in their warehouse inventory. This inventory will include, but not be limited to, generator rotating elements, door operator motors, brake magnets, generator and motor brushes, controller switch contacts, selector tapes, door hangers, rollers, hoistway limit switches. Such replacement parts will be kept in warehouse inventory or available from their manufacturing facilities. Regardless of the location of the stored parts, they shall be available on the jobsite within forty-eight (48) hours from the time of need.
8. Replacement Parts Policy: Company will not alter equipment parts and original design with other manufacturers' parts or design unless the original manufacturer has discontinued the item and the parts are no longer available from the manufacturer or other DFCM approved suppliers. Parts manufactured by companies other the original manufacturer, but supplied to the manufacturer as part of their overall product may be acceptable if said part is of a similar design and character. Relays, selector parts, coils, rollers, touch buttons, proximity edges, and various other parts are duplicated by other national recognized manufacturers and, upon written authorization from DFCM or DFCM's representative, may be used in lieu of the manufacturers parts Company agrees to maintain a diagnostic tool to remain on the job site, and one set of spare boards, as required, on the job site or in Companies local branch office for the entire length of the Agreement. Any boards used out of stock will be replaced within twenty-four (24) hours.

Modification Approvals: Should Contractor request or wish to make any change, modification, or addition to the existing elevator equipment, the Contractor must submit a written "Request to Modify" proposal to DFCM for approval. A "Request to Modify" must state the reason why the Company wishes to change a component. Complete information of the new proposed component and a guarantee of responsibility by Company for said component change is required. DFCM will get back with the Company within 30 days of receiving this request.

Emergency Response: In the case of entrapment by an individual inside an elevator, the Company will respond within an hour of receiving the call.

Code Testing Required: Company shall perform all State, City, Local and ANSI A17.1 required testing. Such testing shall include, but not be limited to, full load, no load, and hydraulic load tests. Only those Codes that are in force as of the Commencement Date of this Agreement are applicable. Company will give DFCM at least a one day notice prior to any testing being performed.

1. ANSI/ASME A17.1 (Latest edition): Company shall test Fireman's Return Phase I and II, a minimum of once a year, and notify DFCM prior to conducting such test. Any and all required corrections shall be the responsibility of Company and shall be corrected at no additional charge to DFCM. The results of these tests shall be submitted in writing to DFCM within 30 days after test is completed.
2. Earthquake Derailment Device Testing: Company shall test earthquake derailment and seismic devices a minimum of once a year only in areas where applicable. Notification shall be given to DFCM prior to such test. Any and all required corrections shall be the responsibility of Company and shall be corrected at no additional charge to DFCM.

Performance Requirements: Contractor agrees to maintain the following minimum requirements of each elevator and lift as described per manufacturer's original installation criteria:

1. Floor-to Floor Time: (In Seconds)
Floor to floor time shall be measured from the time the elevator starts to the time the elevator stops during a one floor run in either direction and under any load condition.
2. Door-Open Time: (In Seconds)
Door-opening times are measured by the distance of the door travel less 1" for center-opening doors and 2" for side-opening doors from each end of the door travel.
3. Door-Close Time: (In Seconds)
Not to exceed 30 pounds of kinetic force.
Door closing times are measured by the distance of the door travel less 1" for center-opening doors and 2" for side-opening doors from each end of the door travel.
4. Car/Hall Dwell Time: (In Seconds)
Standing door open times are measured from the time the doors are fully open, without demand, until the doors start to close.
5. Nudging Close Time: (In Seconds)
Nudging close time is measured the same as the door close time.
6. Leveling Accuracy
3/8" for hydraulic elevators and open loop traction elevators.
1/4" for closed loop traction elevators.
The accuracy of leveling shall be plus or minus the 3/8" and 1/4" mentioned above under all load conditions. Leveling shall be consistent with OEM installation and Code Requirements.
7. Variance from the rated contract speed, regardless of load conditions shall not exceed five percent (5%).
8. Maintain vertical alignment of guide rails to a tolerance of 1/16 in. at 100'.
To accomplishing this, Company shall maintain a comfortable elevator ride with smooth acceleration, retardation and a soft stop. Door operation shall be quiet and positive, with smooth checking at the extremes of travel. Company shall assign a Supervisor to examine all equipment yearly as a minimum requirement. Results of the inspection shall be submitted to DFCM within thirty (30) days from completion of Supervisor's Inspection.

Minimum Man Hours at Premises

1. Company shall furnish a mechanic to provide preventive maintenance services at the premises for a minimum of two and a half (2 ½) hours per calendar month per traction elevator. **Callbacks and nonscheduled repair labor are not considered service time.** Failure to provide the preventative maintenance services set forth, shall be cause for retention of monthly fees by DFCM equal to the reduction of Company services and shall continue until full, normal service is restored. Company may choose to make up time lost at the conclusion of any period of interruption of service and be reimbursed for same if agreed to in writing by DFCM. Time tickets for routine maintenance shall be presented to the appropriate on site personnel or building representative at the conclusion of each visit and shall only show the time spent for preventative maintenance. Any other work completed, such as repairs or call back service shall be listed and accounted for on a separate time ticket. It is understood that such minimum service hours do not limit labor required to maintain the elevator equipment in top running condition.
2. All preventative maintenance service, repairs, routine adjusting and service procedures will be performed during regular working hours of regular working days of the elevator trade referring to the hours of 8:00 a.m. to 4:30 p.m., Monday through Friday. If DFCM demands that needed two-man repair work be completed during overtime hours, Company will bill the difference between their straight time billing rate and the appropriate overtime billing rate. Notification to DFCM must be made prior to removal of the elevators from normal service for maintenance, testing and adjustment.